May 13, 2025

To,
The Corporate Relations Department,
The National Stock Exchange of India Limited,
Exchange Plaza, 5th Floor,
Plot No. C/1, G-Block, Bandra-Kurla Complex,
Bandra (E), Mumbai − 400051.

To,
The Corporate Relations Department,
Department of Corporate Services,
BSE Limited,
25th Floor, Phiroze Jeejeebhoy Towers,
Dalal Street, Mumbai − 400001.

Re: Script Symbol "EMBASSY", Scrip Code 542602 and Scrip Code 973434, 973546, 973910, 974885, 975051, 975056, 975311, 976042 and 976240 (NCDs) and Scrip Code 728768, 729286 and 729287 (CPs).

Dear Sir/ Madam,

Subject: Outcome of the Debenture Committee Meeting of the Board of Directors of the Manager of Embassy Office Parks REIT held on Tuesday, May 13, 2025.

We refer to our letter dated April 23, 2025 informing you that the Board of Directors of Embassy Office Parks Management Services Private Limited, Manager to Embassy Office Parks REIT ("**Embassy REIT**"), at their meeting held on April 23, 2025 approved raising of debt up to an aggregate amount of ₹6,500 crores (Indian Rupees Six Thousand Five Hundred Crores only), through such modes and for any purposes as may be permitted by applicable law for refinancing existing debt and working capital purpose of Embassy REIT, its SPVs and Holdco.

We now wish to inform you that the Debenture Committee of the Board of Directors of the Manager, at its meeting held on Tuesday, May 13, 2025, has approved the issuance of 2,00,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures with a face value of ₹1,00,000 (Indian Rupees One Lakh only) each aggregating to a principal amount of up to ₹2,000 Crores (Indian Rupees Two Thousand Crores only) on a private placement basis, consisting of:

A. Tranche A of 1,50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures aggregating to a principal amount of up to ₹1,500 Crores (Indian Rupees One Thousand Five Hundred Crores only) for a term of up to 2 years and 306 days from the deemed date of allotment ("**Series XIII A Debentures**"), at par; and

B. Tranche B of 50,000 listed, rated, secured, redeemable, transferable, rupee denominated, non-convertible debentures aggregating to a principal amount of up to ₹500 Crores (Indian Rupees Five Hundred Crores only) for a term of up to 3 years from the deemed date of allotment ("**Series XIII B Debentures**"), at par

(the Series XIII A Debentures and the Series XIII B Debentures collectively to be referred to as **"Series XIII Debentures**") by Embassy REIT.

The proceeds from the issuance of Series XIII Debentures shall be utilized for the repayment of existing debt or for capital expenditure purpose of the SPVs of Embassy REIT.

The meeting commenced at 1415 Hrs IST and concluded at 1432 Hrs IST.

Thanking you,

For and on behalf of **Embassy Office Parks REIT** acting through its Manager, **Embassy Office Parks Management Services Private Limited**

VINITHA ARAVIND MENON
Digitally signed by VINITHA ARAVIND MENON
Date: 2025.05.13 14:35:39 +05'30'

Vinitha Menon
Head - Company Secretary and Compliance Officer
A25036